

PROJECT NARRATIVE

TUTOR TIME CHILDCARE & LEARNING CENTER

North East Corner of
Scottsdale Road & Butherus Drive
Scottsdale, Arizona 85260
June 1, 2006

BCA

The BCA Companies
Architecture
Engineering
Design/Build
Project Management

The proposed project involves the construction of a new Tutor Time Day Care Building with related driveways, parking, landscaping, playground and signage. PDG America (Mr. Rick Sodja, representative) is the Developer. Mr. David Cardenas, AIA of Bollinger + Cardenas Architects is the Project Architect and Applicant on behalf of PDG America. Tutor Time, is a division of Capital Academic, Inc.

The proposed site for the Tutor Time building has an existing zoning of I-1 by the City of Scottsdale, Arizona. The adjacent property North of the proposed site is zoned I-1, the property to the East is zoned I-1, the property to the South is zoned I-1 and the property to the West is Zoned PCD.

Tutor Time is the 4th largest for-profit daycare operator in the country with over 250 stores. The local franchisee is the largest in the Tutor Time system and currently has 20 stores operating in the Metropolitan Phoenix area. Tutor Time serves the childcare needs of children from six weeks to six years of age, with summer camps and after school programs for children up to 12 years of age. Tutor Time's goal is to offer parents peace of mind by providing a nurturing, educational and developmental curriculum dedicated to a child's ever-changing needs. The total capacity at the average Tutor Time facility is approximately 260 students with 25 employees. Tutor Time has 18 classrooms and an outdoor playground. The classrooms are broken down based on age groups as follows – Infants: 6 months to 1 year, Toddlers: 1 to 2 years, Twaddlers: 2-3 years, Pre-K: 3-5 years, Kindergarten: 5 years and an After-School Program: 1st grade to 3rd grade. A 6'-0" high metal view fence with masonry columns, designed to match the proposed building architecture, encloses the proposed playground area.

The stores business hours are for Monday thru Friday (closed on weekends) at 6:00 am until 6:30 pm. The busiest drop off time is around 8:00 am and the busiest pick-up time is 5:30 pm. Tutor Time targets the middle to upper end segment of the market and strongly believes their interior finish and playground offer parents the premier facility in the industry.

The Tutor Time Building has an E occupancy and the building type is V-B (fully-sprinklered) as proposed by the architect. Construction consists of masonry walls and steel framing with concrete slab on grade. The architecture is contemporary, primary exterior materials are stucco, painted CMU with various stucco pop-outs located around the building and stone accents. The proposed windows and metal awnings include clear anodized

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aluminum window walls and painted metal for the horizontal metal awnings. The West elevation also includes a major focal point of a radial rotunda entry and metal awnings. Subtle coloration will vary in the cream, beige and dark beige range to blend in with adjacent developments. Screening of rooftop mechanical equipment will be provided at roof level.

Primary access to the site will be from the major arterial of Scottsdale Road. Secondary internal circulation is proposed and existing and will provide sufficient emergency vehicle access around the site. These driveways will facilitate the sanitation requirements for refuse enclosures. The secondary access and access easement to the site is currently located on the Southeast corner of the site, of 73rd Street. The secondary access and access easement will have to be relocated to the Northeast corner of the site, as illustrated on the proposed site and demo plan.

Additional changes will be required to an existing utility easement and utility locations. In order to accommodate the proposed building, the existing utility lines and the Public Utility Easement will have to be relocated, as noted on the demo plan.

A lot-assembly will be required. The proposed development stretches over two existing lots.

Drainage will be primarily above ground, utilizing the existing retention basin along Scottsdale Road. Underground retention may get considered during the next phase for this project, according to necessity.

Parking lot lighting is existing, diminishing at property lines, and shielded to prevent direct glare onto the adjacent property to the South. This shielding shall comply with the City of Scottsdale lighting requirements.

A Monument Sign for Tutor Time, located on Scottsdale Road, will be proposed under separate permit.

Sincerely,



David Cardenas, AIA, CID
Project Architect
Bollinger + Cardenas Architects



SITE DATA

EXISTING ZONING	127,746 S.F. (2.93 AC)
EXISTING USE	200,746 S.F. (4.61 AC)
NET SITE AREA	30,000 S.F.
BUILDING COVERAGE	15,000 S.F.
PLAYGROUND AREA	15,000 S.F.
PARKING PROVIDED	17 SPACES
ACCESSIBLE PARKING PROVIDED	2 SPACES
ACCESSIBLE PARKING REQUIRED	2 SPACES

PARKING WAS CALCULATED AS FOLLOWS:
 1 SPACE FOR EVERY 100 EMPLOYEES, PLUS ONE SPACE FOR EVERY 10 STUDENTS, AND ONE SPACE FOR EVERY COMPANY VEHICLE.

NO. STUDENTS	10 SPACES
NO. EMPLOYEES	20 SPACES
TOTAL	30 SPACES

DEVELOPER / OWNER

FOR ARCHITECT
 CONTACT: MR. BOB BOLGER
 3428 E. WILSON AVENUE, SUITE 100
 PHOENIX, AZ 85018
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ARCHITECT / APPLICANT

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PROJECT NARRATIVE

THE PROJECT IS PROPOSED AS A CHILD CARE CENTER. THE PROJECT WILL BE LOCATED ON THE CORNER OF SCOTTSDALE RD. AND 73RD ST. THE PROJECT WILL BE A 10,000 S.F. BUILDING WITH A PLAYGROUND AND PARKING LOT.

PRELIMINARY - Not for Construction or Recording

TUTOR TIME CHILD CARE & LEARNING CENTER
 N.E.C. of SCOTTSDALE RD. & BUTTERFIELD DR.
 SCOTTSDALE, ARIZONA 85260



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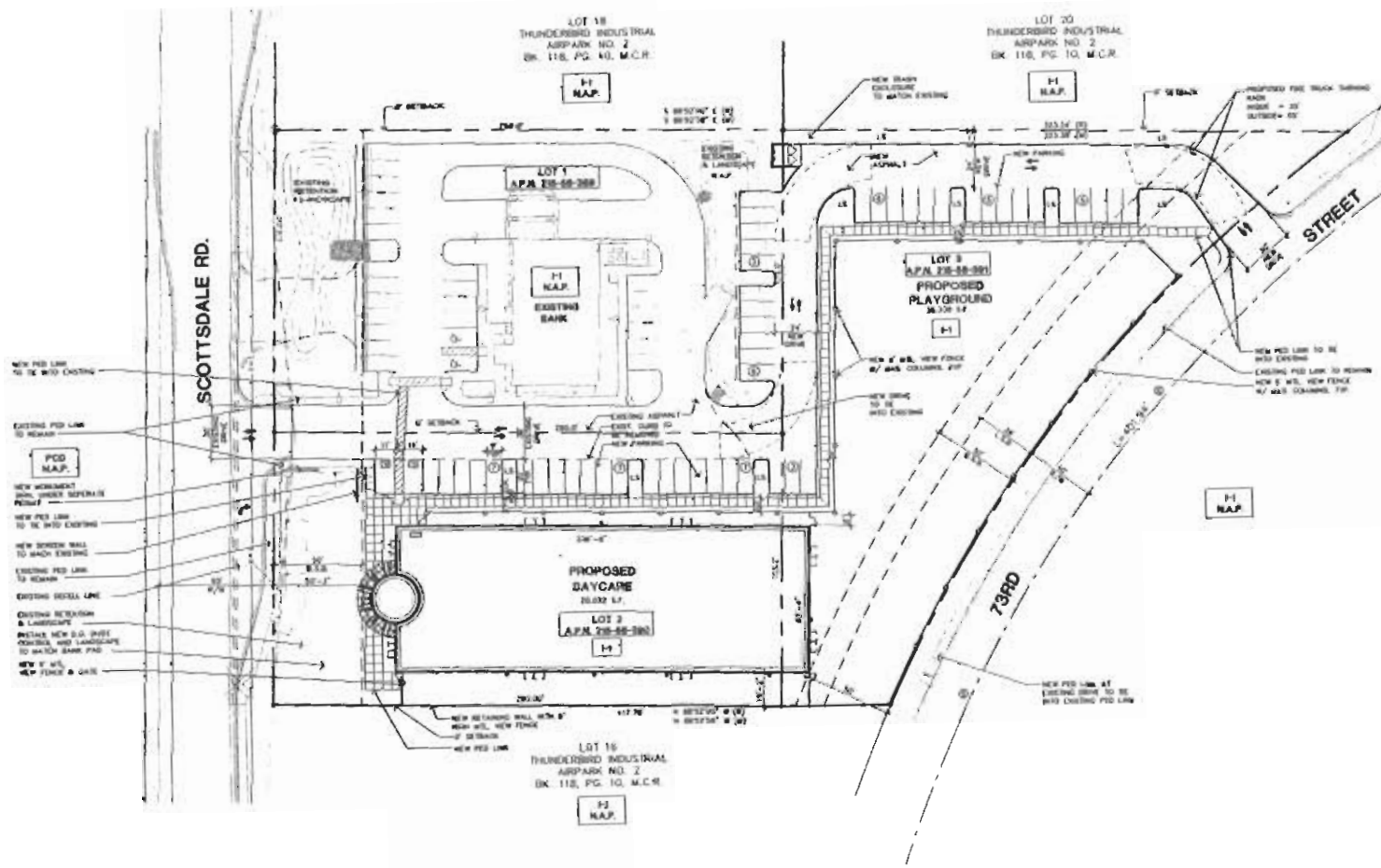
PRELIM SITE PLAN

DATE: 02/24/08
 SHEET: 104209

REVISIONS

1	SCHEMATIC DESIGN
2	DESIGN DEVELOPMENT
3	CONSTRUCTION DOCUMENTS
4	BIDDING PACKAGE
5	CONSTRUCTION ISSUE

57-DR-2006



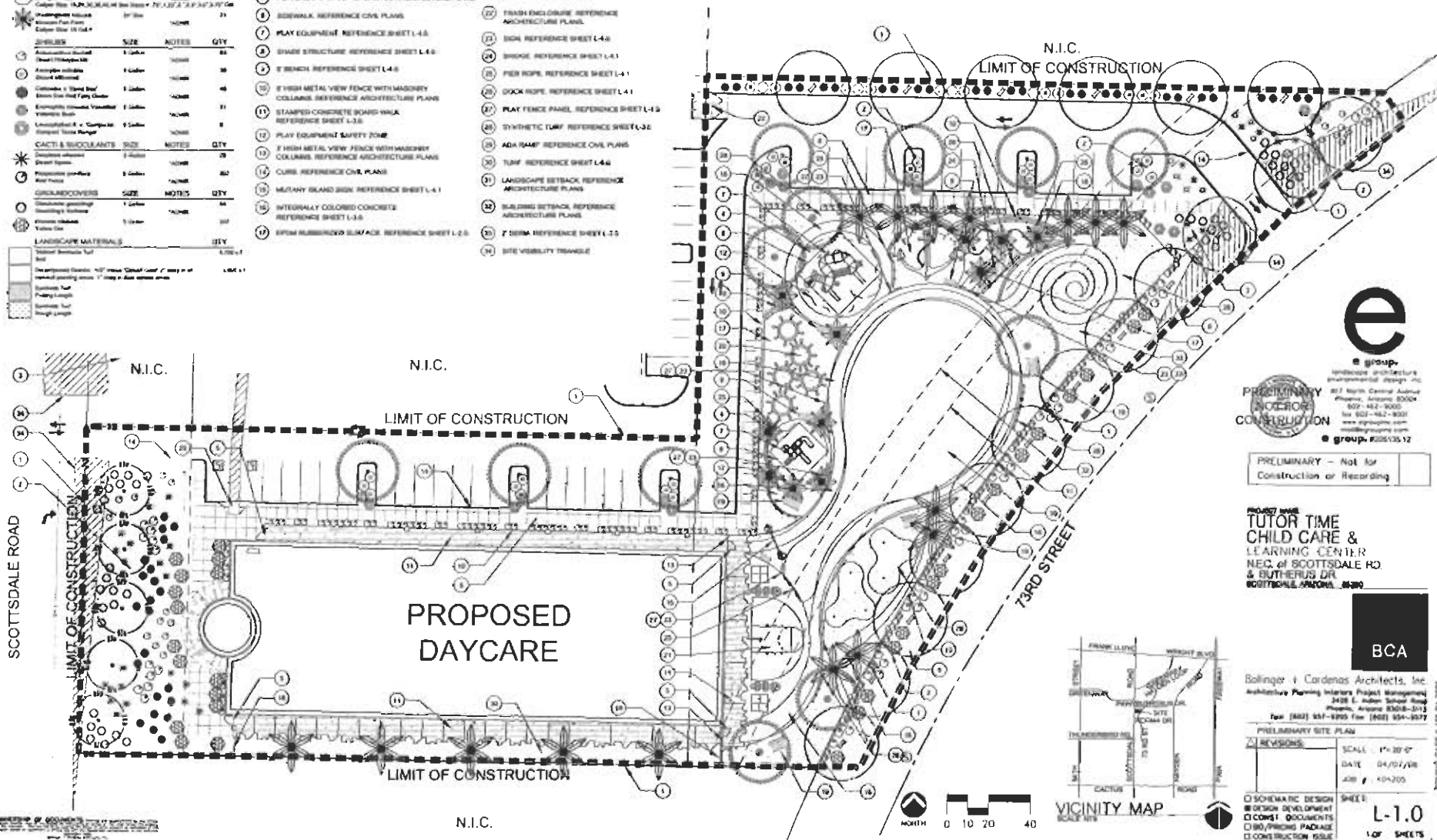
PRELIMINARY SITE PLAN
 SCALE: 1"=30'-0"

REVISIONS

[illegible]

1	PROPERTY LINE/RIGHT-OF-WAY LINE	46	1" HEADER REFERENCE SHEET L-6.1
2	DECOMPOSED DRIVE/ REFERENCE SHEET L-6.0	47	PONC LABEL REFERENCE SHEET L-6.0
3	LANDSCAPING OUTSIDE PROJECT LIMITS BY OTHERS	48	GROUND MASTING SYSTEM REFERENCE SHEET L-4.8
4	NOT DUMP REFERENCE SHEET L-3.0	49	STAMPED ASPHALT SPORTS COURT REFERENCE SHEET L-3.0
5	PLAYGROUND DATE REFERENCE ARCHITECTURE PLANS	50	FRASH ENCLOSURE REFERENCE ARCHITECTURE PLANS
6	SEWER/MA REFERENCE CIVIL PLANS	51	ISOL REFERENCE SHEET L-4.0
7	PLAY EQUIPMENT REFERENCE SHEET L-4.0	52	BRIDGE REFERENCE SHEET L-4.1
8	SHADE STRUCTURE REFERENCE SHEET L-4.0	53	PIER ROPE REFERENCE SHEET L-4.1
9	ST-BENCH REFERENCE SHEET L-4.0	54	DOCK ROPE REFERENCE SHEET L-4.1
10	IF HIGH METAL VIEW FENCE WITH MASONRY COLLARS REFERENCE ARCHITECTURE PLANS	55	PLAT FENCE PANEL REFERENCE SHEET L-4.1
11	STAMPED CONCRETE BOARD WALK REFERENCE SHEET L-3.0	56	SYNTHETIC TURF REFERENCE SHEET L-4.0
12	PLAY EQUIPMENT SAFETY ZONE	57	ADA RAMP REFERENCE CIVIL PLANS
13	IF HIGH METAL VIEW FENCE WITH MASONRY COLLARS REFERENCE ARCHITECTURE PLANS	58	TRAP REFERENCE SHEET L-4.0
14	CURB REFERENCE CIVIL PLANS	59	LANDSCAPE DETACK REFERENCE ARCHITECTURE PLANS
15	MULTIPLY ISLAND SIGN REFERENCE SHEET L-4.1	60	BUILDING DETACK REFERENCE ARCHITECTURE PLANS
16	INTEGRALLY COLORED CONCRETE REFERENCE SHEET L-3.0	61	Z-DOME REFERENCE SHEET L-3.0
17	EPDM RUBBERIZED SURFACE REFERENCE SHEET L-2.0	62	SEE VISIBILITY TRIANGLE

LABORATORY MATERIALS UNIT	2% OF REVENUE
LABORATORY SUPPLIES	2% OF REVENUE
LABORATORY MATERIALS	2% OF REVENUE



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**TUTOR TIME
CHILD CARE &
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PRELIMINARY SITE PLAN	
<input type="checkbox"/> REVISIONS <input type="checkbox"/> SCHEMATIC DESIGN <input checked="" type="checkbox"/> DESIGN DEVELOPMENT <input type="checkbox"/> CONSTRUCTION DOCUMENTS <input type="checkbox"/> BID/PRICING PACKAGE <input type="checkbox"/> CONSTRUCTION ISSUE	SCALE: 1"=20'-0" DATE: 04/07/08 JOB #: 404205 SHEET: <div style="font-size: 2em; font-weight: bold;">L-1.0</div> 1 OF SHEETS

2000



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TUTOR TIME
CHILD CARE CENTER
LEARNING CENTER

N.E.C. of SCOTTSDALE RD.
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PRELIMINARY ELEVATIONS

24. REVISIONS	SCALE : 1"=3/32"
	DATE : 02/24/08
	JOB # : 104205

☐ SCHEMATIC DESIGN
☒ DESIGN DEVELOPMENT
☐ CONST. DOCUMENTS

57-DR-2006